

3025684 ER Active / Residential LP: \$ 200,000 Photos: 

10309 W WHITE MOUNTAIN RD Sun City 85351-1806

Lot #: 541

Area/Grid: 318 / L30

Hun Block: 15400N

Year Built: 1971

Beds/Baths: 3 / 2

Pool: Yes - Community

SF: 1,617 / Appraiser

AN: 200-92-541-B

Listed by: Cathleen Collins GRI (CC341)

Lot Size: 10,001-12,500

FE: 32RO2G

Office: 602-504-1256

Home: 602-369-9275

Mobile: 602-369-9275

Email: cathleen@bloodhoundrealty.com

Pager:

BloodhoundRealty.com(BHND01)

Directions: Del Webb Blvd & Bell Rd South on Del Webb Blvd to White Mountain Rd, turn east on White Mountain to property on right.

Pristine home. Only one owner. Style is as Del designed it. Your own private golf retreat... Welcome home! This is where you will write the next chapter of your life's adventure. You'll have a deliciously shady front courtyard from which to connect with your neighbors. And you'll stand in awe of the unlimited horizons of what you would think is your own private golf course. This home has everything -- including three full bedrooms, so you'll have plenty of room for guests. All it's missing is you...

REALTOR® Remarks: Lister pays for American Home Guardian warranty with Platinum Upgrade. Livable SqFt determined by FloorPlansFirst. More info at www.10309WestWhiteMountainRd.com. Seller never lived here.

Additional Showing, Contact and Compensation Information

To Show: Buyer Broker-Use Lockbox

Owner/Occupant: Client of BloodhoundRealty.com / Vacant

Co-List Agent:

Home: 602-740-7531

Mobile: 602-740-7531

Email: GregSwann@BloodhoundRealty.com

Pager:

Other Office Phone: 602-504-1256

Office Fax: 602-504-1353

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property Information

Subdivision: SUN CITY 30

Marketing Name: Golf Course Lot

Planned Community Name: Sun City

Builder: Del Webb

Model: 65-C Piedmont

Fenced: No

Master BR: 12x15

BR 2: 11x11

BR 3: 11x13

BR 4: 0X0

BR5: 0X0

LR: 20x13

Din Room: 10x11

Fam Room: 19x14

Kitchen: 10x11

Den/Other: 26x11

Horses: No

Single Family-Detached

Single Level

Fee Simple

1601-1800 Sq Ft

Full Bath Master BR

Separate BR Exit

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Community Pool - Heated

Community Spa - Heated

Eat-in Kitchen

Dining in Family Room

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Kitchen Island

Washer/Dryer Hook-up Only

Laundry in Garage

Physically Challenged (See Remarks)

No Interior Steps

Cable TV Available

High Speed Internet Available

Arizona Room/Lanai

Patio

Covered Patio(s)

Screened In Patio(s)

Private Yard(s)/Courtyard(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Electric Door Opener(s)

Attached Garage Cabinets

Frame/Wood Construction

Painted Finish

Brick Trim/Veneer Finish

Comp-Shingle Roof

Refrigeration

Gas Heat

Solar Hot Water

Ceiling Fan(s)

APS

SW Gas

City Water

Sewer-Private

County Services

No Fencing

Golf Course Lot

Golf Course Subdivision

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free & Clear

Age Restricted (See Remarks)

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

Disclosures-Other (See Remarks)

County: Maricopa

Latitude: 33.62118147150829

Longitude: -112.2817532108271

County Book/Page: 129-48

Plat:

Twn-Rng-Sct: 3N 1E 8

Block:

TimeShare Week Available: 0

Internet: Y

External Mktg:

Photo Code:

Fenced: No Fencing

School Information

Elem School: Adult

Jr High School: Adult

High School: Adult

Elem School District: 0

High School District: 0

Financial Information

Equity: \$ 200,000

Taxes/Year: \$1088 / 2007

Downpayment: 0

HomeOwnerAssociation: No / \$0 /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: Y/380/Annually

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: 0

Pending Date:

Cumulative Days on Market: 0

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

Information deemed reliable but not guaranteed. Buyer to verify all information.

Fri, Jul 11, 2008 05:58 PM

3003059 ER Active / Residential LP: \$ 222,500 Photos:  6

10526 W PRAIRIE HILLS CIR Sun City 85351-2249

Lot #: 35

Area/Grid: 315 / L30

Hun Block: 10500W

Year Built: 1971

Beds/Baths: 3 / 1.75

Pool: No

SF: 1,949 / Assessor

AN: 200-60-044-

Listed by: Tina M Waggoner (TH061)

Lot Size: 7,501-10,000

FE: 31.75RDO2G

Office: 602-375-3300

Home: 602-293-3463

Mobile:

Email: waggoner3000@cox.net

Pager:

West USA Realty(WUSA05)

Directions: 103rd Ave and Thunderbird N from Thunderbird and 103rd Left on Prairie Hills Cir to property.

Enclosed Heated/AC Arizona/Lanai Room is an additional 300 sq ft that is not included in the county's appraised value.no spds or clues will be provided all offers must include LSR no exceptions. Property will be sold in as is condition. all offers will be presented M-F so please allow sufficient time for response .Average response time 1-3 days!!!! not a short sale

REALTOR® Remarks: please fax all offers to 602-293-3782 or email to waggoner3000@cox.net Seller will counter with required addendums. all offers will be presented M-F so please allow sufficient time for response .Average response time 1-3 days

Additional Showing, Contact and Compensation Information

To Show: Lockbox-Vacant

Owner/Occupant: indymac / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 602-375-3300

Office Fax: 602-293-3782

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property Information

Subdivision: Sun City

Marketing Name:

Planned Community Name:

Builder: Del Webb

Model:

Fenced: No

Master BR: 14x12

BR 2: 11x12

BR 3: 10x13

BR 4: 0

BR5: 0

LR: 13x21

Din Room: 11x10

Fam Room: 12x21

Kitchen: 0

Den/Other: 0

Horses: No

Single Family-Detached

Inside Laundry

APS

HOA Info-None

Single Level

Roller Shields

SW Gas

1st Loan-Other (Remarks)

Fee Simple

Arizona Room/Lanai

Private Water Company

Lender Owned Property

1801-2000 Sq Ft

Covered Patio(s)

Sewer-Public

New Fin-Cash

3/4 Bath Master BR

Yard Watering System-Front

County Services

New Fin-Conventional

Master Bedroom Split

Yard Watering System-Back

No Fencing

Disclosures-None

Separate BR Exit

2 Car Garage

Golf Course Lot

Master BR Walk-In Closet

Frame/Wood Construction

Golf Course Subdivision

No Fireplace

Painted Finish

Desert Front

No Private Pool

Comp-Shingle Roof

Desert Back

Spa - None

Refrigeration

North/South Exposure

Formal Dining Room

Electric Heating

Possess-Close of Escrow

Kitchen Feat-Other (Remarks)

Ceiling Fan(s)

No Association Fee

County: Maricopa

Longitude: -112.27878645711533

County Book/Page:

Twn-Rng-Sct: 3N 1E 8

Latitude: 33.61599114225443

Plat:

Block:

TimeShare Week Available:

External Mktg:

Photo Code: Take Photo

Fenced: No Fencing

Internet: Y

School Information

Elem School: Adult

Jr High School: Adult

High School: Adult

Elem School District: 0

High School District: 0

Financial Information

Equity: \$ 222,500

Taxes/Year: \$1309 / 2007

Downpayment: 0

PAD Fee: \$0 /

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: 37

Pending Date:

Cumulative Days on Market: 37

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

Information deemed reliable but not guaranteed. Buyer to verify all information.

Fri, Jul 11, 2008 05:58 PM

3020591 ER Active / Residential LP: \$ 260,000 Photos: 0

10801 W WHITE MOUNTAIN RD Sun City 85351-1538

Lot #: 43

Area/Grid: 318 / L30

Hun Block: 15400W

Year Built: 1970

Beds/Baths: 2 / 2.5

Pool: Yes - Community

SF: 2,067 / Assessor

AN: 200-57-051-

Listed by: Margaret Thomas (mt083)

Lot Size: 7,501-10,000

FE: 22.5FRDO2G

Office: 623-825-6500

Home: 623-815-0660

Mobile: 602-332-3927

Email: lakeview1814@cox.net

Pager:

Award Realty(AWRE01)

Directions: DEL WEBB BLVD & WHITE MOUNTAIN BELL RD WEST TO DEL WEBB; SOUTH TO WHITE MOUNTAIN; WEST TO PROPERTY.

GREAT POTENTIAL ON LAKES WEST GOLF COURSE. LARGE ATRIUM UPON ENTRY OF PROPERTY. LIVING ROOM HAS A 12 FOOT CEILING. 2 1/2 BATHS. FORMAL DINING. KITCHEN OVERLOOKING GOLF COURSE. 2ND LIVING ROOM WHICH COULD BE A 3RD BEDROOM. WE WOULD BE HAPPY TO REMODEL TO YOUR TASTE OR BUDGET OR CAN BE SOLD AS IT IS.

REALTOR® Remarks: PLEASE CALL AGENT FOR MANDATORY SUN CITY FEES. FOR INFO RE: REMODELING OR ANY OTHER QUESTIONS CALL MARGARET THOMAS 602-332-3927. VACANT SO SHOW ANYTIME. PLEASE LEAVE CARD. THANKS!

Additional Showing, Contact and Compensation Information

To Show: Call Lister, Buyer Broker-Use Lockbox, Lockbox-Vacant, Vacant

Owner/Occupant: CLIENT OF AWARD REALTY / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 623-825-6500

Office Fax: 623-243-4272

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: Yes

Property Information

Subdivision: SUN CITY UNIT TWENTY THREE

Marketing Name:

Planned Community Name:

Builder: DEL WEBB

Model: H66

Fenced: No

Master BR: 0

BR 2: 0

BR 3: 0

BR 4: 0

BR5: 0

LR: 0

Din Room: 0

Fam Room: 0

Kitchen: 0

Den/Other: 0

Horses: No

Single Family-Detached

Dishwasher

Attached Garage Cabinets

Mountain View(s)

Single Level

Disposal

Block Construction

North/South Exposure

Fee Simple

Microwave

Painted Finish

Possess-By Agreement

Spanish

Refrigerator

Built-Up Roof

No Association Fee

2001-2250 Sq Ft

Pantry

Refrigeration

HOA Info-None

3/4 Bath Master BR

Washer/Dryer Hook-up Only

Gas Heat

1st Loan-Treat as Free & Clear

2 Master Bedrooms

Inside Laundry

Ceiling Fan(s)

Age Restricted (See Remarks)

Separate BR Exit

Fix-Up (Needs Repair)

APS

Owner/Agent

Master BR Walk-In Closet

9 Ft + Flat Ceiling(s)

SW Gas

New Fin-Cash

No Fireplace

Cable TV Available

Private Water Company

New Fin-Conventional

No Private Pool

Family Room

Sewer-Private

Seller Disclosure Available

Spa - None

Arizona Room/Lanai

County Services

Community Pool - Heated

Covered Patio(s)

No Fencing

Community Spa - Heated

Yard Watering System-Front

Golf Course Lot

Formal Dining Room

Yard Watering System-Back

Golf Course Subdivision

Eat-in Kitchen

2 Car Garage

Desert Front

Range/Oven

Electric Door Opener(s)

Desert Back

County: Maricopa

County Book/Page:

Twn-Rng-Sct: 3N 1E 6

Latitude: 33.62500242756002

Longitude: -112.29088719204645

Plat:

Block:

TimeShare Week Available:

External Mktg:

Photo Code: Photo Submitted

Fenced: No Fencing

Internet: Y

School Information

Elem School: Adult

Jr High School: Adult

High School: Adult

Elem School District: 0

High School District: 0

Financial Information

Equity: \$ 260,000

Taxes/Year: \$1234 / 2007

Downpayment: 0

HomeOwnerAssociation: Yes / \$12 / Annually

Land Lease: \$0 /

PAD Fee: \$0 /

SUN CITY HOA

HOA Telephone Number:

Rec Center: Y/396/Annually

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: 10

Pending Date:

Cumulative Days on Market: 9

Prepared by: Gregory Swann ABR

Information deemed reliable but not guaranteed. Buyer to verify all information.

CRS GRI

Fri, Jul 11, 2008 05:58 PM

2903545 ER Sold / Residential LP: \$ 220,000 SP: \$ 195,000 Photos: **6 Virtual Tours: 1**

10827 W White Mountain RD Sun City 85351-1538

Lot #: **39**

Area/Grid: **318 / L30**

Hun Block: **15400N**

Year Built: **1970**

Beds/Baths: **3 / 2**

Pool: **Yes - Community**

SF: **1,617 / Assessor**

AN: **200-57-047-**

Listed by: **Carmen McIntosh GRI (mm408)**

Lot Size: **7,501-10,000**

FE: **32FRD2G**

Office: **623-972-1161**

Home: **623-776-0885**

Mobile: **623-703-2890**

Email: **carmen.mcintosh@azmoves.com**

Pager:

Coldwell Banker Residential Brokerage(CBRB14)

Directions: Del Webb & White Mountain From Del Webb go West on White Mountain to property

Spectacular views from the South covered patio overlooking the Lakes West-16th Fairway * This home is a YAVAPAI model w/3 bedrooms & 2 full baths, located in Phase Two in the heart of town * Tiled in entry, family room, breakfast room, kitchen & baths * Seperate exit from MBR * Kitchen window overlooking the Golf Course, lots of cabinets, double door pantry, breakfast bar, Kenmore bottom freezer/frig * Newer roof * Garage utility door & utility sink.

REALTOR® Remarks: BACK ON THE MARKET, DUE TO FINANCING. PLS ONLY PRE-APPROVED BUYERS. PLEASE SEND COMMUNITY ADDENDUM & LSR W/CONTRACT. MANDATORY REC FEES. PLEASE USE CAPITAL TITLE. TITLE WORK IS ALREADY DONE WITH CAPITAL TITLE: 623-875-1700.

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Lockbox-Vacant**

Owner/Occupant: **Client of CBRB 623-703-2890 / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **623-974-1709**

Compensation: SA: **No / 0** BB: **Yes / 3%**

Variable Commission: **No**

Property Information

Subdivision: **Sun City Unit 23**

Marketing Name:

Planned Community Name: **Sun City**

Builder: **Del Webb**

Model: **Yavapai**

Fenced: **No**

Master BR: **0**

BR 2: **0**

BR 3: **0**

BR 4: **0**

BR5: **0**

LR: **0**

Din Room: **0**

Fam Room: **0**

Kitchen: **0**

Den/Other: **0**

Horses: **No**

Single Family-Detached

Range/Oven

Frame/Wood Construction

Possess-By Agreement

Single Level

Dishwasher

Painted Finish

No Association Fee

Fee Simple

Disposal

Comp-Shingle Roof

HOA Info=None

1601-1800 Sq Ft

Microwave

Refrigeration

1st Loan-Treat as Free & Clear

Full Bath Master BR

Refrigerator

Gas Heat

Age Restricted (See Remarks)

Separate BR Exit

Pantry

Sunscreen(s)

Home Warranty

No Fireplace

Washer Included

Ceiling Fan(s)

New Fin-Cash

No Private Pool

Dryer Included

APS

New Fin-VA

Spa - None

Laundry in Garage

SW Gas

New Fin-FHA

Community Pool

No Interior Steps

Private Water Company

New Fin-Conventional

Community Pool - Heated

3+ Existing Telephone Lines

Sewer-Private

Seller Disclosure Available

Community Spa

Cable TV Available

County Services

Community Spa - Heated

High Speed Internet Available

No Fencing

Formal Dining Room

Family Room

Golf Course Lot

Breakfast Room

Covered Patio(s)

Mountain View(s)

Breakfast Bar

2 Car Garage

North/South Exposure

County: **Maricopa**

Latitude: **33.625015178199504**

Longitude: **-112.29157921992726**

County Book/Page:

Twn-Rng-Sct: **3N 1E 6**

TimeShare Week Available:

Plat:

Block:

Internet: **Y**

External Mktg:

Photo Code: **Take Photo**

Fenced: **No Fencing**

School Information

Elem School: **Adult**

Jr High School: **Adult**

High School: **Adult**

Elem School District: **0**

High School District: **0**

Financial Information

Equity: **\$ 220,000**

Taxes/Year: **\$1075 / 2007**

Downpayment: **0**

PAD Fee: **\$0 /**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

HOA Telephone Number:

Rec Center: **Y/380/Annually**

Total Encumbrances: **\$**

Total Assum Mo Pymts: **\$0**

Listing and Sales Information

List Date: **12/4/2007**

Expire Date: **6/20/2008**

Back on Mkt:

Entry Date: **12/28/2007**

Off Mkt: **3/31/2008**

Contract Date: **3/31/2008**

Sales Office/Code: **Coldwell Banker Residential Brokerage / CBRB14**

Loan Type: **Conventional**

COE Date: **4/19/2008**

Sales Agent/Code: **Carmen McIntosh GRI/MM408**

Loan Yrs: **30**

Pts Seller: **0** Buyer: **0**

Sales Price: **\$ 195,000**

Pymt Type: **Fixed**

Closing Cost Split: **N**

Original List Price: **\$ 240,000**

Agent Days on Market: **106**

Pending Date: **3/31/2008**

Cumulative Days on Market: **82**

Prepared by: **Gregory Swann ABR**
CRS GRI

Information deemed reliable but not guaranteed. Buyer to verify all information.

Fri, Jul 11, 2008 05:58 PM

2958256 ER Sold / Residential LP: \$ 240,000 SP: \$ 230,000 Photos: 6 Virtual Tours: 1

10751 W White Mountain RD Sun City 85351-

Lot #: 44

Area/Grid: 318 / L30

Hun Block: 15400N

Year Built: 1970

Beds/Baths: 3 / 1.75

Pool: Yes - Community

SF: 2,237 / Assessor

AN: 200-57-052-

Listed by: [Carmen McIntosh GRI](#) (mm408)

Lot Size: 7,501-10,000

FE: 31.75FRDO2G

Office: 623-972-1161

Home: 623-776-0885

Mobile: 623-703-2890

Email: carmen.mcintosh@azmoves.com

Pager:

Coldwell Banker Residential Brokerage(CBRB14)

Directions: Del Webb Blvd. & White Mountain West from Del Webb Blvd. to property.

The views takes your breath away! This beautiful and sparking clean home is a 3BR/1.75 BA, split bedrooms, Durango model, in Phase 2 in Lakes West Golf Course * The kitchen was remodeled when last purchased * Corian tops, Maytag flat top range w/microwave, GE dbl dr fridge, cabs pull up drawers w/lazy Suzan * Bright & enclosed Arizona room overlooking the Golf Course with newer door that leads to the back patio with charming Trellis roof * Some newer windows * Newer A/C * Inviting front courtyard and back patio gives the finishing touches to an inviting and relaxing ambiance * This home is located right in the heart of Sun City * Your Buyers will love it!

REALTOR® Remarks: Thank you for showing this beautiful home. Please leave your business card. This home is selling in 'As is condition'. Agency, As is addendum, LSR, and Sun City Community Addendum required as part of contract. Mandatory Sun City fees apply.

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Lockbox-Vacant**

Owner/Occupant: **Client of CBRB / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: 623-974-1709

Compensation: SA: **No / 0** BB: **Yes / 3%**

Variable Commission: **No**

Property Information

Subdivision: **Sun City Unit Twenty Three**

Marketing Name: **Durango**

Builder: **Del Webb**

Master BR: **0**

BR 2: **0x0**

BR5: **0x0**

LR: **0x0**

Kitchen: **0x0**

Den/Other: **0x0**

Planned Community Name: **Sun City**

Model: **H-67**

Fenced: **No**

BR 3: **0x0**

BR 4: **0x0**

Din Room: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

2001-2250 Sq Ft

3/4 Bath Master BR

No Fireplace

No Private Pool

Spa - None

Community Pool - Heated

Community Spa - Heated

Formal Dining Room

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Washer Included

Dryer Included

Inside Laundry

3+ Existing Telephone Lines

Cable TV Available

Family Room

Arizona Room/Lanai

Patio

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Block Construction

Painted Finish

Comp-Shingle Roof

Refrigeration

Electric Heating

Gas Heat

Ceiling Fan(s)

Multi-Pane Windows

APS

SW Gas

Private Water Company

Sewer-Public

City Services

No Fencing

Golf Course Lot

Desert Front

Desert Back

North/South Exposure

Possess-Close of Escrow

No Association Fee

HOA-No Visible Trucks, Trailers, RV, Boats

1st Loan-Treat as Free & Clear

Age Restricted (See Remarks)

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

County: **Maricopa**

Latitude: **33.62483202536621**

Longitude: **-112.28964340290211**

County Book/Page:

Plat:

Twn-Rng-Sct:

Block:

TimeShare Week Available:

Internet: **Y**

External Mktg:

Photo Code: **Take Photo**

Fenced: **No Fencing**

School Information

Elem School: **Adult**

Jr High School: **Adult**

High School: **Adult**

Elem School District: **0**

High School District: **0**

Financial Information

Equity: **\$ 240,000**

Taxes/Year: **\$1261 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **Y/380/Annually**

Total Encumbrances: **\$**

Total Assum Mo Pymts: **\$0**

Listing and Sales Information

List Date: **3/16/2008**

Entry Date: **3/22/2008**

Sales Office/Code: **Ken Meade Realty Inc. / MEAD03**

Sales Agent/Code: **Ray Kenyon/RK282**

Sales Price: **\$ 230,000**

Original List Price: **\$ 240,000**

Expire Date: **9/16/2008**

Off Mkt: **4/7/2008**

Loan Type: **Conventional**

Loan Yrs: **30**

Pymt Type: **Fixed**

Agent Days on Market: **22**

Cumulative Days on Market: **16**

Back on Mkt:

Contract Date: **4/5/2008**

COE Date: **5/8/2008**

Pts Seller: **0** Buyer: **0**


Closing Cost Split: **N**

Pending Date: **4/7/2008**

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

Information deemed reliable but not guaranteed. Buyer to verify all information.

Fri, Jul 11, 2008 05:58 PM

2856379 ER Sold / Residential LP: \$ 279,500 SP: \$ 258,000 Photos:  6

14448 N CAMEO PT Sun City 85351-2226

Lot #: 30

Area/Grid: 318 / L30

Hun Block: 13000N

Year Built: 1970

Beds/Baths: 3 / 1.75

Pool: Yes - Community

SF: 2,041 / Assessor

AN: 200-59-031-

Listed by: Michael Croce (MC139)

Lot Size: 10,001-12,500

FE: 31.75FRDX2G

Office: 480-981-3200

Home: 623-583-2243

Mobile:

Email: mike@outwesthomes.com

Pager:

1st USA Realty Professionals, Inc.(FUSA01)

Directions: CAMEO DR AND CAMEO PT 103RD AVE N FROM THUNDERBIRD TO CAMEO PT, W TO CAMEO PT, N TO PROPERTY.

ENJOY BEAUTIFUL VIEWS OF MOUNTAINS & SUNSETS ACROSS TWO FAIRWAYS OF LAKES WEST & EAST GOLF COURSES. THIS EXPANDED YAVAPI SITS ON AN OVERSIZED CUL DE SAC LANDSCAPED LOT WITH PANORAMIC VISTAS. THE HOME SITS BACK FROM THE ROAD & HAS A PRIVATE SIDE PATIO AS WELL AS A LARGE PARTIALLY COVERED LOW WALLED PATIO TO THE REAR. BEAUTIFUL ARIZONA ROCK CREATES A HALF WALL FRONT COURTYARD AND A FLOOR TO CEILING FIREPLACE INSIDE, 2 WALK IN CLOSETS, ARIZONA ROOM, NEWER HEAT & AIR, SOME PLANTATION SHUTTERS, GARAGE CABINETS AND A NEW ROOF IN 2007. THIS PROPERTY IS REDUCED IN PRICE AND READY FOR THE NEW OWNER'S PERSONAL TOUCH.

REALTOR® Remarks: CONTACT AGENT FOR ADULT COMMUNITY INFORMATION AND FEES. ADULT COMMUNITY AND LSR ADDENDUMS MUST ACCOMPANY CONTRACT.

Additional Showing, Contact and Compensation Information

To Show: Lockbox-Vacant

Owner/Occupant: CLIENT / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 623-583-2243

Office Fax: 623-933-3699

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property Information

Subdivision: SUN CITY 18 MCR 12221

Marketing Name: YAVAPI

Builder: DEL WEBB

Planned Community Name: SUN CITY

Master BR: 13X15

BR 2: 15X11

Model: H65

Fenced: Yes

BR5: 0

LR: 18X14

BR 3: 11X15

BR 4: 0

Kitchen: 0

Den/Other: 19X12

Din Room: 10X10

Fam Room: 26X10

Horses: No

Single Family-Detached

Range/Oven

Sunscreen(s)

1st Loan-Treat as Free & Clear

Single Level

Disposal

Ceiling Fan(s)

Age Restricted (See Remarks)

Fee Simple

Refrigerator

APS

New Fin-Cash

Ranch

Pantry

SW Gas

New Fin-VA

2001-2250 Sq Ft

Laundry in Garage

Private Water Company

New Fin-FHA

3/4 Bath Master BR

Cable TV Available

Sewer-Public

New Fin-Conventional

1 Fireplace

Family Room

City Services

Disclosures-None

Fireplace in Living Room

Covered Patio(s)

Partial Fencing

Gas Fireplace

2 Car Garage

Golf Course Lot

No Private Pool

Frame/Wood Construction

Cul-De-Sac Lot

Spa - None

Painted Finish

Mountain View(s)

Community Pool - Heated

Comp-Shingle Roof

Possess-Close of Escrow

Community Spa - Heated

Refrigeration

No Association Fee

Formal Dining Room

Gas Heat

HOA Info-None

County: Maricopa

Latitude: 33.616617268245434

Longitude: -112.28196196807276

County Book/Page:

Plat:

Twn-Rng-Sct: 3N 1E 8

Block:

TimeShare Week Available:

Internet: Y

External Mktg:

Photo Code: Photo Submitted

Fenced: Partial Fencing

School Information

Elem School: Adult

Jr High School: Adult

High School: Adult

Elem School District: 11

High School District: 11

Financial Information

Equity: \$ 279,500

Taxes/Year: \$1020 / 2006

Downpayment: 0

PAD Fee: \$0 /

HomeOwnerAssociation: No / \$0 /

Land Lease: \$0 /

HOA Telephone Number:

Rec Center: Y/380/Annually

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 10/3/2007

Expire Date: 4/30/2008

Back on Mkt:

Entry Date: 10/3/2007

Off Mkt: 4/1/2008

Contract Date: 3/31/2008

Sales Office/Code: Bridget Reynolds Realty DBA BR / BERR01

Loan Type: Cash

COE Date: 4/15/2008

Sales Agent/Code: Bridget E Reynolds CRS GRI/br018

Loan Yrs: 0

Pts Seller: 0 Buyer: 0

Sales Price: \$ 258,000

Pymt Type: Fixed

Closing Cost Split: N

Original List Price: \$ 292,500

Agent Days on Market: 181

Pending Date: 4/1/2008

Cumulative Days on Market: 181

Prepared by: Gregory Swann ABR
CRS GRI

Information deemed reliable but not guaranteed. Buyer to verify all information.

Fri, Jul 11, 2008 05:58 PM